

HOUSING NOW

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2011

New Home Market

Continued Strength for GTA Housing Starts

The Greater Toronto Area (GTA) saw total starts of 3,240 in August, on par with the same month a year earlier. With year-to-date starts of 28,035 up 38% from last year, 2011 continues to far exceed 2010 results thus far.

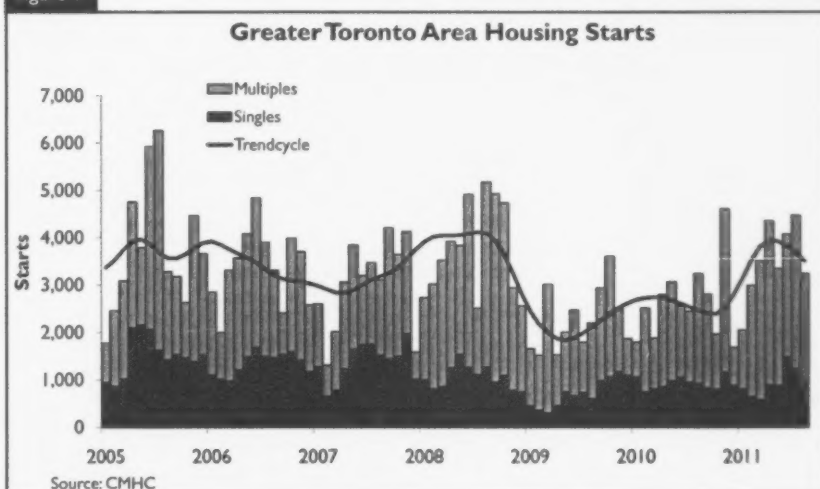
Condominiums continue to drive residential construction in the GTA

with year-to-date starts of 14,190, nearly double the levels seen in 2009 and 2010. Single detached starts saw a much stronger 2011 summer season than 2010 with 3,729 starts between June and August, compared to 2,940 last year. Single detached construction is centered in the York Region, accounting for just over a third of August's starts (down from over 50% in 2009). The strongest year-to-date gains are found in the Peel Region, namely Brampton with

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Figure 1



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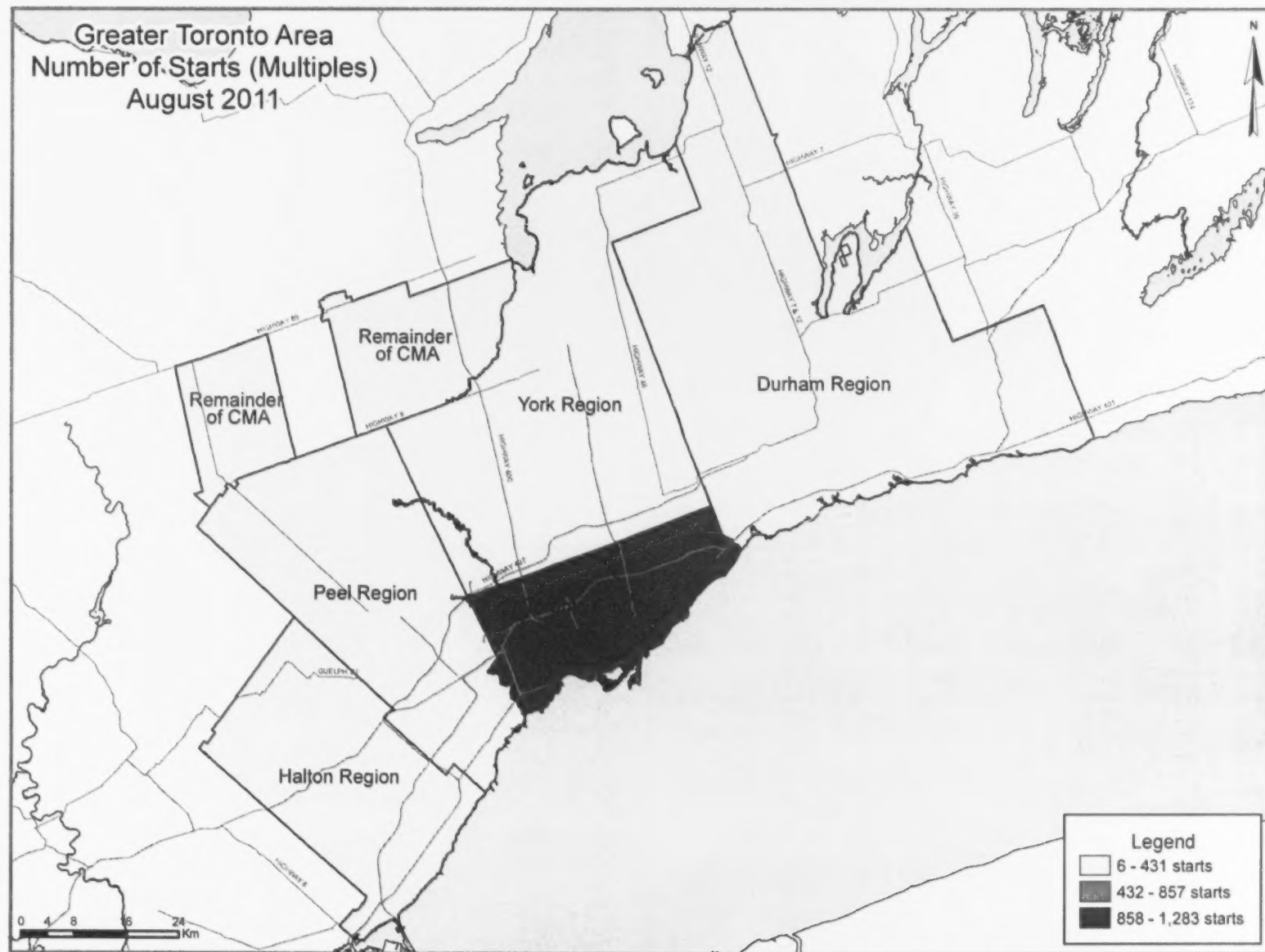
75% year to date growth in detached starts. With inventories remaining stable in Brampton through the year, higher starts are in response to demand generated by a tight resale market, new units priced well below those in surrounding areas and population growth as Brampton

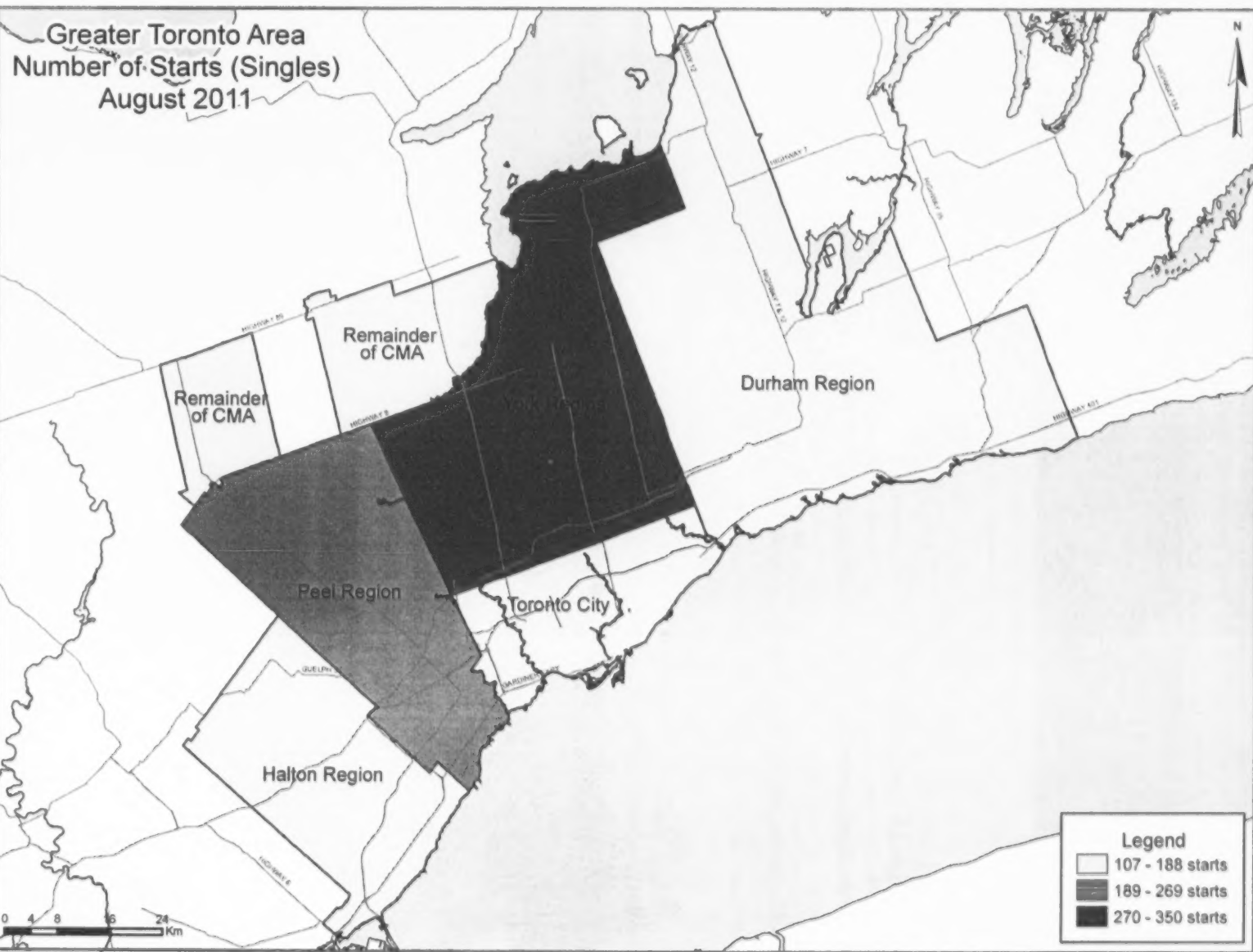
welcomes a significant proportion of the Peel Region's new immigrant population.

Although the GTA saw a slight slowing of higher density low-rise (semi and row townhouse) activity through the summer season over a year earlier, the

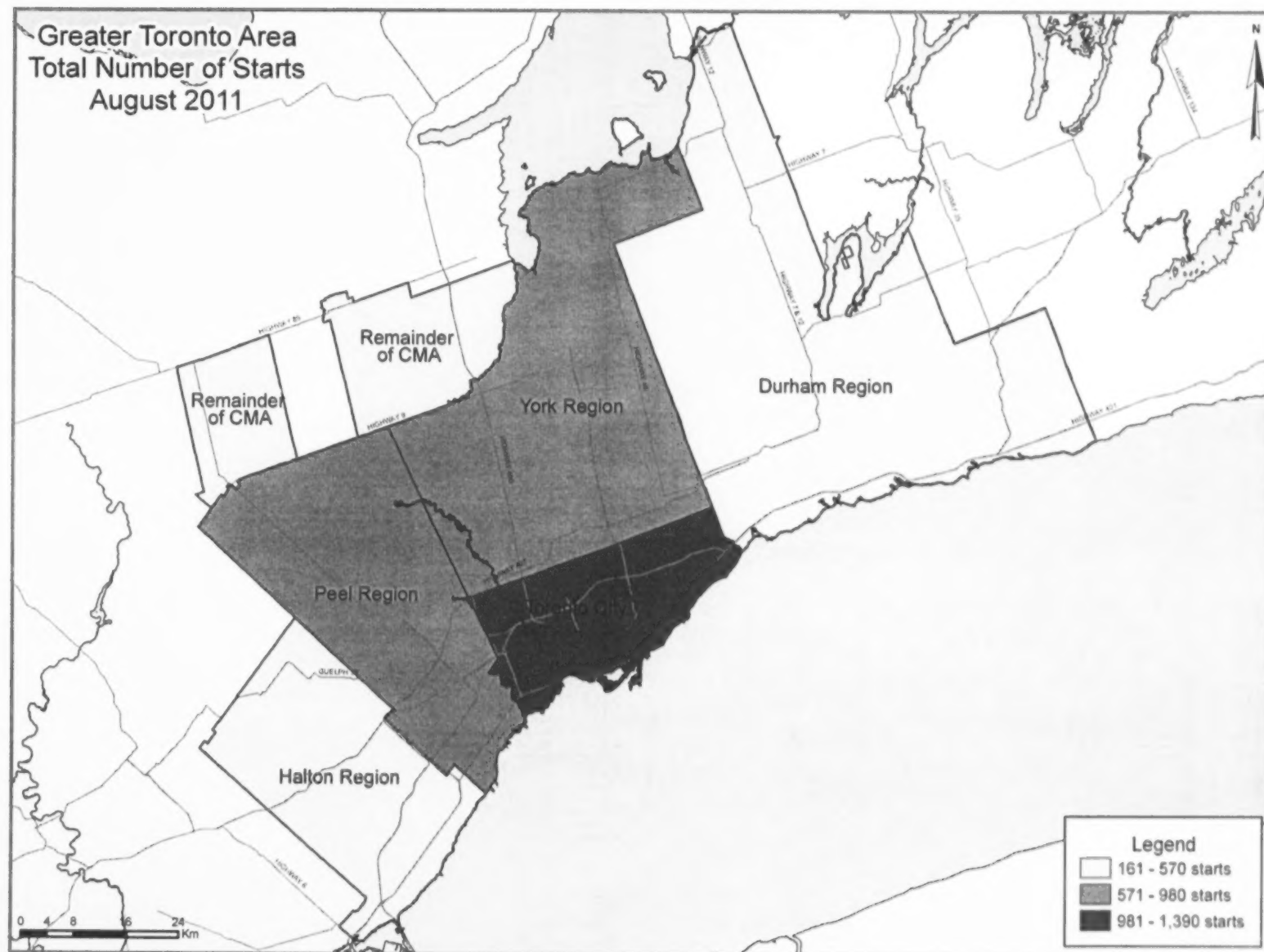
same comparison shows 78% growth in the York Region. However, Higher-density low-rise activity continues to account for just over 17% of starts in the York Region given robust high-rise activity — apartment starts almost tripled through the summer period over a year earlier.

Greater Toronto Area
Number of Starts (Multiples)
August 2011



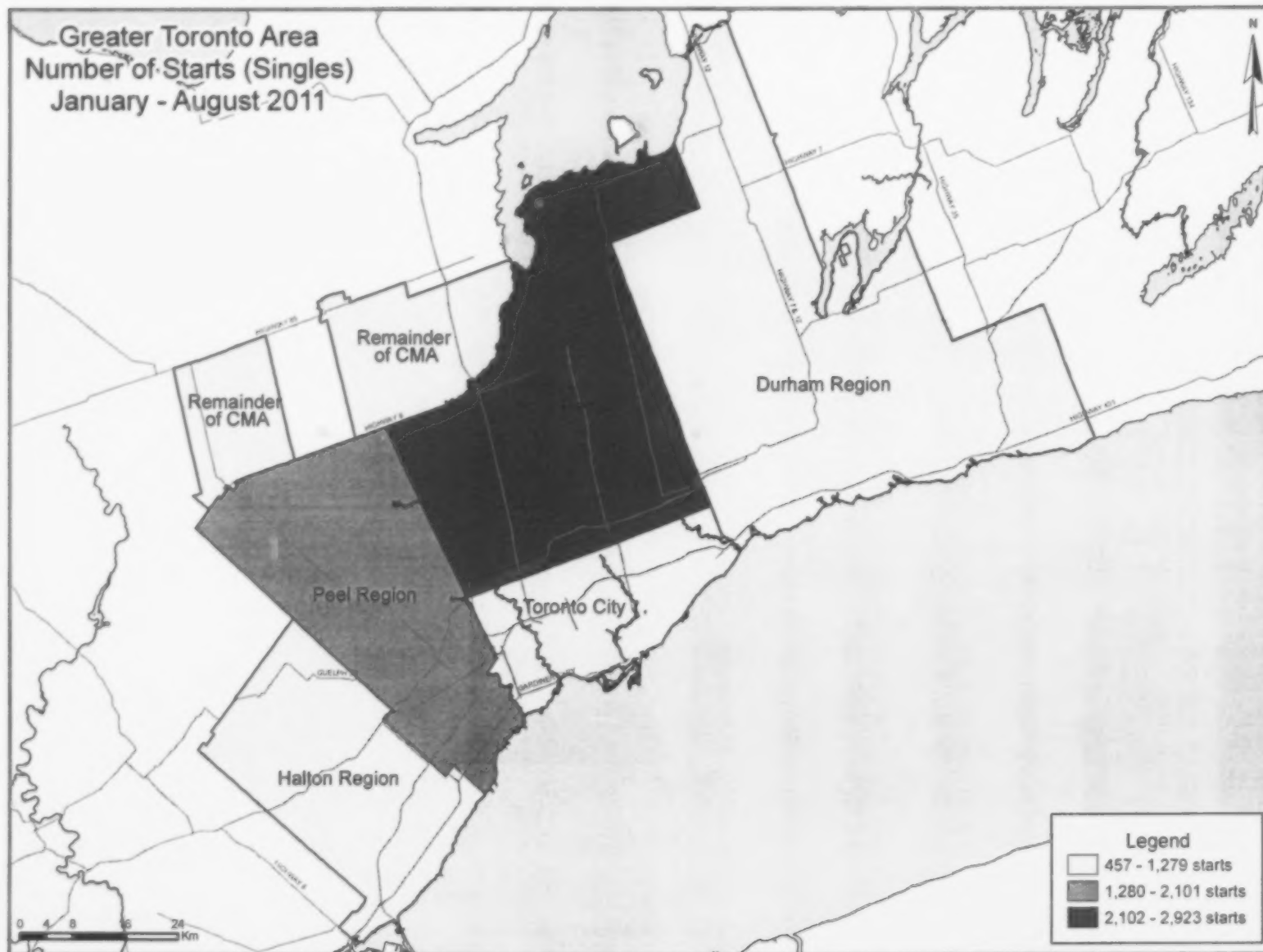


Greater Toronto Area
Total Number of Starts
August 2011

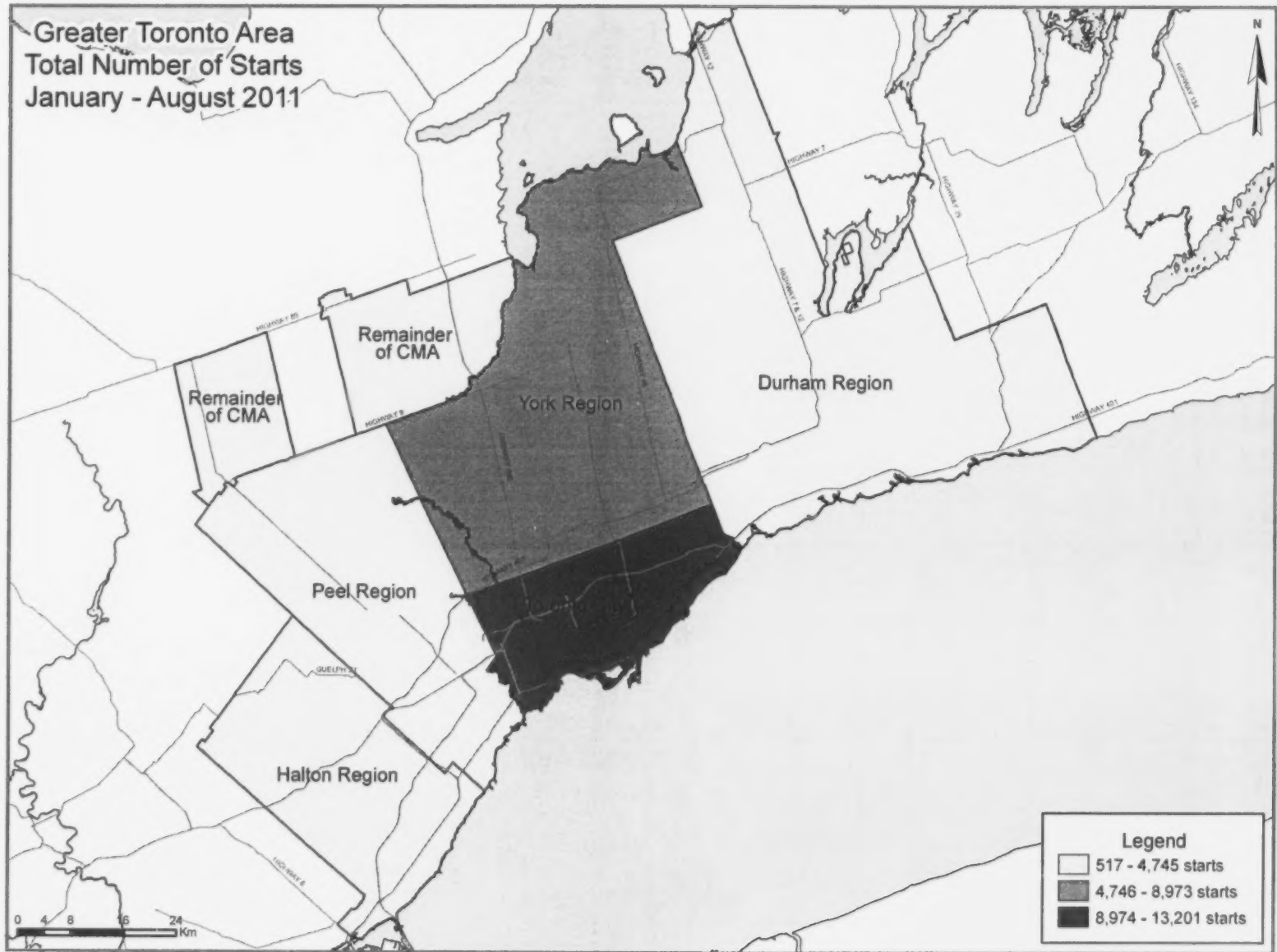




Greater Toronto Area
Number of Starts (Singles)
January - August 2011



Greater Toronto Area
Total Number of Starts
January - August 2011



ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2011	1,027	174	585	3	25	1,353	0	0	3,167
August 2010	832	250	348	3	295	1,059	8	112	2,907
% Change	23.4	-30.4	68.1	0.0	-91.5	27.8	-100.0	-100.0	8.9
Year-to-date 2011	6,873	1,280	2,525	22	740	14,115	8	1,460	27,023
Year-to-date 2010	6,631	1,040	1,878	19	1,055	7,088	22	1,083	18,816
% Change	3.6	23.1	34.5	15.8	-29.9	99.1	-63.6	34.8	43.6
UNDER CONSTRUCTION									
August 2011	7,822	1,508	3,184	30	1,222	33,343	36	3,263	50,408
August 2010	6,519	1,130	2,707	52	1,211	31,464	30	2,510	45,652
% Change	20.0	33.5	17.6	-42.3	0.9	6.0	20.0	30.0	10.4
COMPLETIONS									
August 2011	768	106	328	14	20	1,868	0	46	3,150
August 2010	911	102	329	5	124	1,908	0	511	3,890
% Change	-15.7	3.9	-0.3	180.0	-83.9	-2.1	n/a	-91.0	-19.0
Year-to-date 2011	5,737	998	1,891	36	744	12,975	12	876	23,298
Year-to-date 2010	6,623	1,266	1,397	56	696	10,500	0	1,275	21,813
% Change	-13.4	-21.2	35.4	-35.7	6.9	23.6	n/a	-31.3	6.8
COMPLETED & NOT ABSORBED									
August 2011	130	26	56	0	17	857	13	374	1,473
August 2010	321	24	52	3	28	989	11	712	2,140
% Change	-59.5	8.3	7.7	-100.0	-39.3	-13.3	18.2	-47.5	-31.2
ABSORBED									
August 2011	737	105	327	14	20	1,670	0	14	2,887
August 2010	923	106	331	4	137	1,869	0	114	3,484
% Change	-20.2	-0.9	-1.2	**	-85.4	-10.6	n/a	-87.7	-17.1
Year-to-date 2011	5,792	995	1,877	37	733	12,175	12	583	22,204
Year-to-date 2010	6,736	1,279	1,483	60	689	9,806	3	193	20,249
% Change	-14.0	-22.2	26.6	-38.3	6.4	24.2	**	**	9.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2011	96	2	53	0	6	0	0	16	173
August 2010	116	0	15	0	0	0	0	4	135
% Change	-17.2	n/a	**	n/a	n/a	n/a	n/a	**	28.1
Year-to-date 2011	865	40	145	0	77	0	0	32	1,159
Year-to-date 2010	1,038	2	158	0	0	0	0	12	1,210
% Change	-16.7	**	-8.2	n/a	n/a	n/a	n/a	166.7	-4.2
UNDER CONSTRUCTION									
August 2011	850	12	200	0	102	6	0	44	1,214
August 2010	833	2	181	0	55	18	0	54	1,143
% Change	2.0	**	10.5	n/a	85.5	-66.7	n/a	-18.5	6.2
COMPLETIONS									
August 2011	141	4	4	0	21	0	0	0	170
August 2010	106	2	0	0	0	0	0	0	108
% Change	33.0	100.0	n/a	n/a	n/a	n/a	n/a	n/a	57.4
Year-to-date 2011	829	38	120	0	117	6	0	46	1,156
Year-to-date 2010	854	4	49	0	51	0	3	0	961
% Change	-2.9	**	144.9	n/a	129.4	n/a	-100.0	n/a	20.3
COMPLETED & NOT ABSORBED									
August 2011	8	0	2	0	1	10	0	0	21
August 2010	10	0	2	0	5	15	0	0	32
% Change	-20.0	n/a	0.0	n/a	-80.0	-33.3	n/a	n/a	-34.4
ABSORBED									
August 2011	142	4	5	0	21	0	0	0	172
August 2010	103	2	0	0	0	1	0	0	106
% Change	37.9	100.0	n/a	n/a	n/a	-100.0	n/a	n/a	62.3
Year-to-date 2011	842	38	120	0	119	11	0	4	1,134
Year-to-date 2010	860	4	54	0	59	46	3	0	1,026
% Change	-2.1	**	122.2	n/a	101.7	-76.1	-100.0	n/a	10.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2011	1,015	176	632	2	46	1,353	0	16	3,240
August 2010	926	286	356	0	299	1,245	8	116	3,236
% Change	9.6	-38.5	77.5	n/a	-84.6	8.7	-100.0	-86.2	0.1
Year-to-date 2011	7,557	1,278	2,664	6	840	14,190	8	1,492	28,035
Year-to-date 2010	7,424	1,176	2,023	2	1,103	7,458	22	1,095	20,303
% Change	1.8	8.7	31.7	200.0	-23.8	90.3	-63.6	36.3	38.1
UNDER CONSTRUCTION									
August 2011	8,553	1,474	3,393	19	1,371	33,657	36	3,566	52,069
August 2010	7,161	1,224	2,809	23	1,287	31,953	30	2,716	47,232
% Change	19.4	20.4	20.8	-17.4	6.5	5.3	20.0	31.3	10.2
COMPLETIONS									
August 2011	904	112	338	10	41	1,868	0	46	3,319
August 2010	1,003	132	320	4	130	1,908	0	511	4,008
% Change	-9.9	-15.2	5.6	150.0	-68.5	-2.1	n/a	-91.0	-17.2
Year-to-date 2011	6,408	1,046	2,051	10	861	12,981	12	922	24,320
Year-to-date 2010	7,375	1,372	1,422	19	820	10,666	3	1,357	23,034
% Change	-13.1	-23.8	44.2	-47.4	5.0	21.7	**	-32.1	5.6
COMPLETED & NOT ABSORBED									
August 2011	137	26	58	0	21	862	13	374	1,491
August 2010	332	26	59	3	38	993	11	712	2,174
% Change	-58.7	0.0	-1.7	-100.0	-44.7	-13.2	18.2	-47.5	-31.4
ABSORBED									
August 2011	873	111	338	10	41	1,670	0	14	3,057
August 2010	986	143	322	3	143	1,869	0	114	3,580
% Change	-11.5	-22.4	5.0	**	-71.3	-10.6	n/a	-87.7	-14.6
Year-to-date 2011	6,464	1,043	2,052	10	852	12,187	12	769	23,389
Year-to-date 2010	7,438	1,383	1,512	21	821	10,042	6	193	21,416
% Change	-13.1	-24.6	35.7	-52.4	3.8	21.4	100.0	**	9.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
August 2011	107	8	70	0	0	1,205	0	0	1,390
August 2010	79	0	92	0	0	314	0	87	572
York Region									
August 2011	348	4	202	2	0	148	0	0	704
August 2010	367	44	67	0	33	430	8	25	974
Peel Region									
August 2011	206	148	204	0	25	0	0	0	583
August 2010	206	160	20	0	250	0	0	0	636
Halton Region									
August 2011	171	0	50	0	15	0	0	0	236
August 2010	128	80	115	0	8	501	0	0	832
Durham Region									
August 2011	183	16	106	0	6	0	0	16	327
August 2010	146	2	62	0	8	0	0	4	222
Toronto CMA									
August 2011	1,027	174	585	3	25	1,353	0	0	3,167
August 2010	832	250	348	3	295	1,059	8	112	2,907
Oshawa CMA									
August 2011	96	2	53	0	6	0	0	16	173
August 2010	116	0	15	0	0	0	0	4	135
Greater Toronto Area									
August 2011	1,015	176	632	2	46	1,353	0	16	3,240
August 2010	926	286	356	0	299	1,245	8	116	3,236

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
August 2011	1,067	218	1,356	0	109	26,275	20	3,099	32,144
August 2010	1,034	76	671	0	124	25,486	14	2,429	29,863
York Region									
August 2011	2,740	326	652	2	298	2,587	8	84	6,697
August 2010	2,272	330	720	0	261	1,875	8	25	5,491
Peel Region									
August 2011	2,372	766	529	17	582	3,379	8	0	7,653
August 2010	1,664	544	434	23	685	3,443	8	26	6,827
Halton Region									
August 2011	1,132	84	462	0	266	1,175	0	339	3,458
August 2010	969	192	446	0	150	1,131	0	182	3,070
Durham Region									
August 2011	1,242	80	394	0	116	241	0	44	2,117
August 2010	1,222	82	538	0	67	18	0	54	1,981
Toronto CMA									
August 2011	7,822	1,508	3,184	30	1,222	33,343	36	3,263	50,408
August 2010	6,519	1,130	2,707	52	1,211	31,464	30	2,510	45,652
Oshawa CMA									
August 2011	850	12	200	0	102	6	0	44	1,214
August 2010	833	2	181	0	55	18	0	54	1,143
Greater Toronto Area									
August 2011	8,553	1,474	3,393	19	1,371	33,657	36	3,566	52,069
August 2010	7,161	1,224	2,809	23	1,287	31,953	30	2,716	47,232

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
August 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
August 2011	32	4	5	0	0	1,868	0	46	1,955
August 2010	85	2	51	0	0	1,205	0	311	1,654
York Region									
August 2011	383	62	132	0	0	0	0	0	577
August 2010	487	28	203	0	82	477	0	0	1,277
Peel Region									
August 2011	225	38	65	10	6	0	0	0	344
August 2010	107	56	24	4	19	226	0	200	636
Halton Region									
August 2011	107	2	114	0	7	0	0	0	230
August 2010	132	42	26	0	29	0	0	0	229
Durham Region									
August 2011	157	6	22	0	28	0	0	0	213
August 2010	192	4	16	0	0	0	0	0	212
Toronto CMA									
August 2011	768	106	328	14	20	1,868	0	46	3,150
August 2010	911	102	329	5	124	1,908	0	511	3,890
Oshawa CMA									
August 2011	141	4	4	0	21	0	0	0	170
August 2010	106	2	0	0	0	0	0	0	108
Greater Toronto Area									
August 2011	904	112	338	10	41	1,868	0	46	3,319
August 2010	1,003	132	320	4	130	1,908	0	511	4,008

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	August 2011 Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
August 2011	36	10	16	0	12	673	11	177	935
August 2010	57	11	32	0	16	906	11	515	1,548
York Region									
August 2011	12	0	26	0	0	116	2	0	156
August 2010	6	2	8	0	4	30	0	0	50
Peel Region									
August 2011	71	16	5	0	5	63	0	197	357
August 2010	234	11	4	3	7	31	0	197	487
Halton Region									
August 2011	9	0	8	0	3	0	0	0	20
August 2010	20	2	10	0	6	11	0	0	49
Durham Region									
August 2011	9	0	3	0	1	10	0	0	23
August 2010	15	0	5	0	5	15	0	0	40
Toronto CMA									
August 2011	130	26	56	0	17	857	13	374	1,473
August 2010	321	24	52	3	28	989	11	712	2,140
Oshawa CMA									
August 2011	8	0	2	0	1	10	0	0	21
August 2010	10	0	2	0	5	15	0	0	32
Greater Toronto Area									
August 2011	137	26	58	0	21	862	13	374	1,491
August 2010	332	26	59	3	38	993	11	712	2,174

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
August 2011	107	8	70	0	0	1,205	0	0	1,390
August 2010	79	0	92	0	0	314	0	87	572
York Region									
August 2011	348	4	202	2	0	148	0	0	704
August 2010	367	44	67	0	33	430	8	25	974
Peel Region									
August 2011	206	148	204	0	25	0	0	0	583
August 2010	206	160	20	0	250	0	0	0	636
Halton Region									
August 2011	171	0	50	0	15	0	0	0	236
August 2010	128	80	115	0	8	501	0	0	832
Durham Region									
August 2011	183	16	106	0	6	0	0	16	327
August 2010	146	2	62	0	8	0	0	4	222
Toronto CMA									
August 2011	1,027	174	585	3	25	1,353	0	0	3,167
August 2010	832	250	348	3	295	1,059	8	112	2,907
Oshawa CMA									
August 2011	96	2	53	0	6	0	0	16	173
August 2010	116	0	15	0	0	0	0	4	135
Greater Toronto Area									
August 2011	1,015	176	632	2	46	1,353	0	16	3,240
August 2010	926	286	356	0	299	1,245	8	116	3,236

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Toronto City	107	79	8	0	70	92	1,205	401	1,390	572	143.0
Toronto	13	11	4	0	5	9	1,044	93	1,066	113	**
East York	6	3	0	0	0	0	0	0	6	3	100.0
Etobicoke	16	19	0	0	0	0	0	308	16	327	-95.1
North York	34	24	0	0	0	83	143	0	177	107	65.4
Scarborough	36	13	0	0	65	0	18	0	119	13	**
York	2	9	4	0	0	0	0	0	6	9	-33.3
York Region	350	367	4	44	202	108	148	455	704	974	-27.7
Aurora	5	2	0	0	0	0	0	0	5	2	150.0
East Gwillimbury	6	14	4	0	15	5	0	0	25	19	31.6
Georgina Township	16	20	0	0	0	0	0	0	16	20	-20.0
King Township	6	27	0	0	0	0	0	0	6	27	-77.8
Markham	128	18	0	0	94	9	0	430	222	457	-51.4
Newmarket	14	22	0	0	0	0	0	0	14	22	-36.4
Richmond Hill	4	140	0	4	87	22	148	25	239	191	25.1
Vaughan	97	112	0	40	6	58	0	0	103	210	-51.0
Whitchurch-Stouffville	74	12	0	0	0	14	0	0	74	26	184.6
Peel Region	206	206	148	160	49	270	180	0	583	636	-8.3
Brampton	182	144	62	120	24	123	0	0	268	387	-30.7
Caledon	12	24	16	0	0	6	0	0	28	30	-6.7
Mississauga	12	38	70	40	25	141	180	0	287	219	31.1
Halton Region	171	128	0	80	65	123	0	501	236	832	-71.6
Burlington	41	23	0	36	15	8	0	186	56	253	-77.9
Halton Hills	26	5	0	0	0	0	0	0	26	5	**
Milton	88	69	0	44	50	111	0	104	138	328	-57.9
Oakville	16	31	0	0	0	4	0	211	16	246	-93.5
Durham Region	183	146	16	2	112	70	16	4	327	222	47.3
Ajax	26	13	14	2	14	21	0	0	54	36	50.0
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	46	60	0	0	12	0	0	4	58	64	-9.4
Oshawa	23	31	2	0	0	0	16	0	41	31	32.3
Pickering	54	4	0	0	39	34	0	0	93	38	144.7
Scugog	3	2	0	0	0	0	0	0	3	2	50.0
Uxbridge	2	11	0	0	0	0	0	0	2	11	-81.8
Whitby	27	25	0	0	47	15	0	0	74	40	85.0
Remainder of Toronto CMA	155	50	0	4	6	7	0	0	161	61	163.9
Bradford West Gwillimbury	80	30	0	0	0	7	0	0	80	37	116.2
Town of Mono	4	9	0	0	0	0	0	0	4	9	-55.6
New Tecumseth	68	0	0	4	6	0	0	0	74	4	**
Orangeville	3	11	0	0	0	0	0	0	3	11	-72.7
Toronto CMA	1,030	835	174	254	430	647	1,533	1,171	3,167	2,907	8.9
Oshawa CMA	96	116	2	0	59	15	16	4	173	135	28.1
Greater Toronto Area (GTA)	1,017	926	176	286	498	663	1,549	1,361	3,240	3,236	0.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	513	615	138	42	198	372	12,352	7,121	13,201	8,150	62.0
Toronto	81	82	12	4	5	80	8,355	3,975	8,453	4,141	104.1
East York	30	33	0	2	0	0	363	0	393	35	***
Etobicoke	82	94	2	14	0	0	744	2,352	828	2,460	-66.3
North York	234	238	116	0	84	127	1,797	623	2,231	988	125.8
Scarborough	77	147	4	20	109	159	376	171	566	497	13.9
York	8	19	4	2	0	6	0	0	12	27	-55.6
York Region	2,923	3,017	444	316	814	780	1,855	455	6,036	4,568	32.1
Aurora	36	230	0	10	0	0	0	0	36	240	-85.0
East Gwillimbury	64	75	18	0	32	45	0	0	114	120	-5.0
Georgina Township	116	77	0	0	0	11	0	0	116	88	31.8
King Township	57	137	2	16	0	0	137	0	196	153	28.1
Markham	958	123	140	60	158	17	967	430	2,223	630	***
Newmarket	120	160	6	26	0	5	0	0	126	191	-34.0
Richmond Hill	321	538	4	10	309	195	148	25	782	768	1.8
Vaughan	724	1,203	184	114	226	414	499	0	1,633	1,731	-5.7
Whitchurch-Stouffville	527	474	90	80	89	93	104	0	810	647	25.2
Peel Region	1,646	1,186	550	544	706	935	1,751	229	4,653	2,894	60.8
Brampton	1,435	821	422	336	173	527	49	26	2,079	1,710	21.6
Caledon	135	165	52	38	89	35	0	0	276	238	16.0
Mississauga	76	200	76	170	444	373	1,702	203	2,298	946	142.9
Halton Region	1,267	1,246	54	250	563	578	291	806	2,175	2,860	-24.5
Burlington	240	221	4	158	31	73	75	370	350	822	-57.4
Halton Hills	58	72	2	0	9	23	0	0	69	95	-27.4
Milton	584	724	16	90	251	287	216	104	1,067	1,205	-11.5
Oakville	385	229	32	2	272	195	0	332	689	758	-9.1
Durham Region	1,214	1,362	92	30	397	407	267	12	1,970	1,811	8.8
Ajax	198	229	52	28	133	215	0	0	383	472	-18.9
Brock	7	5	0	0	0	0	0	0	7	5	40.0
Clarington	348	362	0	0	78	51	0	12	426	425	0.2
Oshawa	215	455	40	2	51	8	32	0	338	465	-27.3
Pickering	95	49	0	0	42	34	235	0	372	83	***
Scugog	13	9	0	0	0	0	0	0	13	9	44.4
Uxbridge	36	32	0	0	0	0	0	0	36	32	12.5
Whitby	302	221	0	0	93	99	0	0	395	320	23.4
Remainder of Toronto CMA	457	497	54	28	6	34	0	0	517	559	-7.5
Bradford West Gwillimbury	304	327	36	4	0	25	0	0	340	356	-4.5
Town of Mono	21	39	0	0	0	0	0	0	21	39	-46.2
New Tecumseth	115	40	18	6	6	0	0	0	139	46	***
Orangeville	17	91	0	18	0	9	0	0	17	118	-85.6
Toronto CMA	6,895	6,650	1,288	1,050	2,431	2,875	16,409	8,241	27,023	18,816	43.6
Oshawa CMA	865	1,038	40	2	222	158	32	12	1,159	1,210	-4.2
Greater Toronto Area (GTA)	7,563	7,426	1,278	1,182	2,678	3,072	16,516	8,623	28,035	20,303	38.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Toronto City	70	92	0	0	1,205	314	0	87
Toronto	5	9	0	0	1,044	6	0	87
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	308	0	0
North York	0	83	0	0	143	0	0	0
Scarborough	65	0	0	0	18	0	0	0
York	0	0	0	0	0	0	0	0
York Region	202	100	0	8	148	430	0	25
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	15	5	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	94	9	0	0	0	430	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	87	22	0	0	148	0	0	25
Vaughan	6	58	0	0	0	0	0	0
Whitchurch-Stouffville	0	6	0	8	0	0	0	0
Peel Region	49	270	0	0	180	0	0	0
Brampton	24	123	0	0	0	0	0	0
Caledon	0	6	0	0	0	0	0	0
Mississauga	25	141	0	0	180	0	0	0
Halton Region	65	123	0	0	0	501	0	0
Burlington	15	8	0	0	0	186	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	50	111	0	0	0	104	0	0
Oakville	0	4	0	0	0	211	0	0
Durham Region	112	70	0	0	0	0	16	4
Ajax	14	21	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	0	0	0	0	0	0	4
Oshawa	0	0	0	0	0	0	16	0
Pickering	39	34	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	47	15	0	0	0	0	0	0
Remainder of Toronto CMA	6	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	430	639	0	8	1,533	1,059	0	112
Oshawa CMA	59	15	0	0	0	0	16	4
Greater Toronto Area (GTA)	498	655	0	8	1,533	1,245	16	116

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	198	366	0	6	10,976	6,089	1,376	1,032
Toronto	5	80	0	0	7,586	3,597	769	378
East York	0	0	0	0	363	0	0	0
Etobicoke	0	0	0	0	508	1,851	236	501
North York	84	127	0	0	1,426	623	371	0
Scarborough	109	159	0	0	376	18	0	153
York	0	0	0	6	0	0	0	0
York Region	806	772	8	8	1,771	430	84	25
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	32	45	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	0	0	0	137	0	0	0
Markham	158	17	0	0	967	430	0	0
Newmarket	0	5	0	0	0	0	0	0
Richmond Hill	309	195	0	0	148	0	0	25
Vaughan	226	414	0	0	415	0	84	0
Whitchurch-Stouffville	81	85	8	8	104	0	0	0
Peel Region	706	927	0	8	1,751	203	0	26
Brampton	173	519	0	8	49	0	0	26
Caledon	89	35	0	0	0	0	0	0
Mississauga	444	373	0	0	1,702	203	0	0
Halton Region	563	578	0	0	291	806	0	0
Burlington	31	73	0	0	75	370	0	0
Halton Hills	9	23	0	0	0	0	0	0
Milton	251	287	0	0	216	104	0	0
Oakville	272	195	0	0	0	332	0	0
Durham Region	397	407	0	0	235	0	32	12
Ajax	133	215	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	78	51	0	0	0	0	0	12
Oshawa	51	8	0	0	0	0	32	0
Pickering	42	34	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	93	99	0	0	0	0	0	0
Remainder of Toronto CMA	6	34	0	0	0	0	0	0
Bradford West Gwillimbury	0	25	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	0	0	0	0	0	0	0
Orangeville	0	9	0	0	0	0	0	0
Toronto CMA	2,423	2,853	8	22	14,949	7,158	1,460	1,083
Oshawa CMA	222	158	0	0	0	0	32	12
Greater Toronto Area (GTA)	2,670	3,050	8	22	15,024	7,528	1,492	1,095

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Toronto City	185	171	1,205	314	0	87	1,390	572
Toronto	22	20	1,044	6	0	87	1,066	113
East York	6	3	0	0	0	0	6	3
Etobicoke	16	19	0	308	0	0	16	327
North York	34	107	143	0	0	0	177	107
Scarborough	101	13	18	0	0	0	119	13
York	6	9	0	0	0	0	6	9
York Region	554	478	150	463	0	33	704	974
Aurora	3	2	2	0	0	0	5	2
East Gwillimbury	25	19	0	0	0	0	25	19
Georgina Township	16	20	0	0	0	0	16	20
King Township	6	27	0	0	0	0	6	27
Markham	222	18	0	439	0	0	222	457
Newmarket	14	22	0	0	0	0	14	22
Richmond Hill	91	166	148	0	0	25	239	191
Vaughan	103	192	0	18	0	0	103	210
Whitchurch-Stouffville	74	12	0	6	0	8	74	26
Peel Region	558	386	25	250	0	0	583	636
Brampton	268	284	0	103	0	0	268	387
Caledon	28	24	0	6	0	0	28	30
Mississauga	262	78	25	141	0	0	287	219
Halton Region	221	323	15	509	0	0	236	832
Burlington	41	59	15	194	0	0	56	253
Halton Hills	26	5	0	0	0	0	26	5
Milton	138	224	0	104	0	0	138	328
Oakville	16	35	0	211	0	0	16	246
Durham Region	305	210	6	8	16	4	327	222
Ajax	54	28	0	8	0	0	54	36
Brock	2	0	0	0	0	0	2	0
Clarington	58	60	0	0	0	4	58	64
Oshawa	25	31	0	0	16	0	41	31
Pickering	93	38	0	0	0	0	93	38
Scugog	3	2	0	0	0	0	3	2
Uxbridge	2	11	0	0	0	0	2	11
Whitby	68	40	6	0	0	0	74	40
Remainder of Toronto CMA	160	54	1	7	0	0	161	61
Bradford West Gwillimbury	80	37	0	0	0	0	80	37
Town of Mono	3	6	1	3	0	0	4	9
New Tecumseth	74	0	0	4	0	0	74	4
Orangeville	3	11	0	0	0	0	3	11
Toronto CMA	1,786	1,430	1,381	1,357	0	120	3,167	2,907
Oshawa CMA	151	131	6	0	16	4	173	135
Greater Toronto Area (GTA)	1,823	1,568	1,401	1,544	16	124	3,240	3,236

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	1,235	1,006	10,590	6,106	1,376	1,038	13,201	8,150
Toronto	505	236	7,179	3,527	769	378	8,453	4,141
East York	30	35	363	0	0	0	393	35
Etobicoke	84	108	508	1,851	236	501	828	2,460
North York	434	327	1,426	661	371	0	2,231	988
Scarborough	169	277	397	67	0	153	566	497
York	12	21	0	0	0	6	12	27
York Region	4,001	3,840	1,943	695	92	33	6,036	4,568
Aurora	34	240	2	0	0	0	36	240
East Gwillimbury	114	120	0	0	0	0	114	120
Georgina Township	116	88	0	0	0	0	116	88
King Township	59	153	137	0	0	0	196	153
Markham	1,228	191	995	439	0	0	2,223	630
Newmarket	126	186	0	5	0	0	126	191
Richmond Hill	492	690	290	53	0	25	782	768
Vaughan	1,134	1,588	415	143	84	0	1,633	1,731
Whitchurch-Stouffville	698	584	104	55	8	8	810	647
Peel Region	2,663	2,082	1,990	778	0	34	4,653	2,894
Brampton	2,026	1,362	53	314	0	34	2,079	1,710
Caledon	276	226	0	12	0	0	276	238
Mississauga	361	494	1,937	452	0	0	2,298	946
Halton Region	1,760	1,904	415	976	0	0	2,175	2,880
Burlington	244	398	106	424	0	0	350	822
Halton Hills	69	95	0	0	0	0	69	95
Milton	851	1,084	216	121	0	0	1,067	1,205
Oakville	596	327	93	431	0	0	689	758
Durham Region	1,840	1,791	98	8	32	12	1,970	1,811
Ajax	362	464	21	8	0	0	383	472
Brock	7	5	0	0	0	0	7	5
Clarington	406	413	20	0	0	12	426	425
Oshawa	255	465	51	0	32	0	338	465
Pickering	372	83	0	0	0	0	372	83
Scugog	13	9	0	0	0	0	13	9
Uxbridge	36	32	0	0	0	0	36	32
Whitby	389	320	6	0	0	0	395	320
Remainder of Toronto CMA	493	536	24	23	0	0	517	559
Bradford West Gwillimbury	340	356	0	0	0	0	340	356
Town of Mono	9	30	12	9	0	0	21	39
New Tecumseth	127	32	12	14	0	0	139	46
Orangeville	17	118	0	0	0	0	17	118
Toronto CMA	10,678	9,549	14,877	8,162	1,468	1,105	27,023	18,816
Oshawa CMA	1,050	1,198	77	0	32	12	1,159	1,210
Greater Toronto Area (GTA)	11,499	10,623	15,036	8,563	1,500	1,117	28,035	20,303

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Toronto City	32	85	4	2	5	51	1,914	1,516	1,955	1,654	18.2
Toronto	11	4	2	0	5	28	810	1,360	828	1,392	-40.5
East York	2	4	2	0	0	0	0	0	4	4	0.0
Etobicoke	1	12	0	0	0	0	443	0	444	12	**
North York	12	42	0	0	0	23	661	156	673	221	**
Scarborough	5	22	0	0	0	0	0	0	5	22	-77.3
York	1	1	0	2	0	0	0	0	1	3	-66.7
York Region	383	487	62	28	132	285	0	477	577	1,277	-54.8
Aurora	7	41	0	4	0	0	0	0	7	45	-84.4
East Gwillimbury	22	11	6	12	15	4	0	0	43	27	59.3
Georgina Township	15	13	0	0	6	25	0	0	21	38	-44.7
King Township	15	20	0	0	18	0	0	0	33	20	65.0
Markham	23	4	0	2	30	31	0	0	53	37	43.2
Newmarket	16	22	0	0	0	0	0	0	16	22	-27.3
Richmond Hill	91	67	0	2	23	84	0	0	114	153	-25.5
Vaughan	138	250	46	0	7	124	0	477	191	851	-77.6
Whitchurch-Stouffville	56	59	10	8	33	17	0	0	99	84	17.9
Peel Region	235	111	38	62	71	37	0	426	344	636	-45.9
Brampton	211	48	30	16	60	0	0	426	301	490	-38.6
Caledon	8	25	2	16	11	24	0	0	21	65	-67.7
Mississauga	16	38	6	30	0	13	0	0	22	81	-72.8
Halton Region	107	132	2	42	121	55	0	0	230	229	0.4
Burlington	19	15	2	36	6	6	0	0	27	57	-52.6
Halton Hills	13	11	0	0	0	0	0	0	13	11	18.2
Milton	71	100	0	6	104	22	0	0	175	128	36.7
Oakville	4	6	0	0	11	27	0	0	15	33	-54.5
Durham Region	157	192	6	4	50	16	0	0	213	212	0.5
Ajax	9	42	2	2	25	16	0	0	36	60	-40.0
Brock	1	30	0	0	0	0	0	0	1	30	-96.7
Clarington	54	32	0	2	0	0	0	0	54	34	58.8
Oshawa	53	50	4	0	8	0	0	0	65	50	30.0
Pickering	4	13	0	0	0	0	0	0	4	13	-69.2
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	2	0	0	0	0	0	0	0	2	0	n/a
Whitby	34	24	0	0	17	0	0	0	51	24	112.5
Remainder of Toronto CMA	29	61	0	8	0	9	0	0	29	78	-62.8
Bradford West Gwillimbury	9	35	0	4	0	0	0	0	9	39	-76.9
Town of Mono	2	8	0	0	0	0	0	0	2	8	-75.0
New Tecumseth	17	3	0	0	0	0	0	0	17	3	**
Orangeville	1	15	0	4	0	9	0	0	1	28	-96.4
Toronto CMA	782	916	106	108	348	447	1,914	2,419	3,150	3,890	-19.0
Oshawa CMA	141	106	4	2	25	0	0	0	170	108	57.4
Greater Toronto Area (GTA)	914	1,007	112	138	379	444	1,914	2,419	3,319	4,008	-17.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	465	528	44	138	198	175	11,791	8,313	12,498	9,154	36.5
Toronto	86	49	22	0	35	36	5,968	6,596	6,111	6,681	-8.5
East York	25	22	2	4	0	18	44	198	71	242	-70.7
Etobicoke	52	67	14	10	0	4	994	127	1,060	208	**
North York	183	233	0	106	22	30	2,323	1,284	2,528	1,653	52.9
Scarborough	107	148	4	12	141	52	2,462	108	2,714	320	**
York	12	9	2	6	0	35	0	0	14	50	-72.0
York Region	2,635	3,582	432	552	666	793	943	1,875	4,676	6,802	-31.3
Aurora	96	208	8	82	0	0	153	0	257	290	-11.4
East Gwillimbury	61	39	10	22	30	52	0	0	101	113	-10.6
Georgina Township	65	59	0	0	17	25	0	0	82	84	-2.4
King Township	113	58	0	16	36	0	0	0	149	74	101.4
Markham	367	413	146	92	146	103	735	942	1,394	1,550	-10.1
Newmarket	105	205	4	12	0	79	0	0	109	296	-63.2
Richmond Hill	544	486	10	38	137	118	25	456	716	1,098	-34.8
Vaughan	1,014	1,698	204	184	190	225	30	477	1,438	2,584	-44.3
Whitchurch-Stouffville	270	416	50	106	110	191	0	0	430	713	-39.7
Peel Region	1,490	782	340	360	913	516	1,077	1,510	3,820	3,168	20.6
Brampton	1,249	484	242	134	675	90	74	907	2,240	1,615	38.7
Caledon	102	110	30	26	41	52	0	0	173	188	-8.0
Mississauga	139	188	68	200	197	374	1,003	603	1,407	1,365	3.1
Halton Region	817	1,239	150	296	650	480	109	377	1,726	2,392	-27.8
Burlington	176	149	54	154	76	99	0	306	306	708	-56.8
Halton Hills	53	49	0	0	8	17	53	0	114	66	72.7
Milton	440	868	96	142	334	217	56	71	926	1,298	-28.7
Oakville	148	173	0	0	232	147	0	0	380	320	18.8
Durham Region	1,011	1,263	80	32	457	223	52	0	1,600	1,518	5.4
Ajax	130	295	42	28	195	106	0	0	367	429	-14.5
Brock	5	50	0	0	0	0	0	0	5	50	-90.0
Clarington	290	260	0	2	42	4	6	0	338	266	27.1
Oshawa	284	297	30	2	63	65	46	0	423	364	16.2
Pickering	23	39	0	0	25	8	0	0	48	47	2.1
Scugog	7	9	0	0	0	0	0	0	7	9	-22.2
Uxbridge	17	16	0	0	0	6	0	0	17	22	-22.7
Whitby	255	297	8	0	132	34	0	0	395	331	19.3
Remainder of Toronto CMA	372	347	54	60	26	42	0	58	452	507	-10.8
Bradford West Gwillimbury	286	163	42	20	23	6	0	0	351	189	85.7
Town of Mono	21	34	0	0	0	0	0	0	21	34	-38.2
New Tecumseth	48	86	10	14	0	0	0	0	58	100	-42.0
Orangeville	17	64	2	26	3	36	0	58	22	184	-88.0
Toronto CMA	5,773	6,679	1,008	1,280	2,597	2,027	13,920	11,827	23,298	21,813	6.8
Oshawa CMA	829	854	38	4	237	103	52	0	1,156	961	20.3
Greater Toronto Area (GTA)	6,418	7,394	1,046	1,378	2,884	2,187	13,972	12,075	24,320	23,034	5.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Toronto City	5	51	0	0	1,868	1,205	46	311
Toronto	5	28	0	0	764	1,205	46	155
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	443	0	0	0
North York	0	23	0	0	661	0	0	156
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	132	285	0	0	0	477	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	15	4	0	0	0	0	0	0
Georgina Township	6	25	0	0	0	0	0	0
King Township	18	0	0	0	0	0	0	0
Markham	30	31	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	23	84	0	0	0	0	0	0
Vaughan	7	124	0	0	0	477	0	0
Whitchurch-Stouffville	33	17	0	0	0	0	0	0
Peel Region	71	37	0	0	0	226	0	200
Brampton	60	0	0	0	0	226	0	200
Caledon	11	24	0	0	0	0	0	0
Mississauga	0	13	0	0	0	0	0	0
Halton Region	121	55	0	0	0	0	0	0
Burlington	6	6	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	104	22	0	0	0	0	0	0
Oakville	11	27	0	0	0	0	0	0
Durham Region	50	16	0	0	0	0	0	0
Ajax	25	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	8	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	9	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	9	0	0	0	0	0	0
Toronto CMA	148	447	0	0	1,868	1,908	46	511
Oshawa CMA	25	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	379	444	0	0	1,868	1,908	46	511

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	198	175	0	0	10,990	7,582	772	731
Toronto	35	36	0	0	5,543	6,021	396	575
East York	0	18	0	0	0	198	44	0
Etobicoke	0	4	0	0	994	127	0	0
North York	22	30	0	0	1,991	1,128	332	156
Scarborough	141	52	0	0	2,462	108	0	0
York	0	35	0	0	0	0	0	0
York Region	654	793	12	0	918	1,755	25	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	30	52	0	0	0	0	0	0
Georgina Township	17	25	0	0	0	0	0	0
King Township	36	0	0	0	0	0	0	0
Markham	146	103	0	0	735	822	0	120
Newmarket	0	79	0	0	0	0	0	0
Richmond Hill	137	118	0	0	0	456	25	0
Vaughan	190	225	0	0	30	477	0	0
Whitchurch-Stouffville	98	191	12	0	0	0	0	0
Peel Region	913	516	0	0	1,051	1,086	26	424
Brampton	675	90	0	0	48	677	26	230
Caledon	41	52	0	0	0	0	0	0
Mississauga	197	374	0	0	1,003	409	0	194
Halton Region	650	480	0	0	56	295	53	82
Burlington	76	99	0	0	0	234	0	82
Halton Hills	8	17	0	0	0	0	53	0
Milton	334	217	0	0	56	71	0	0
Oakville	232	147	0	0	0	0	0	0
Durham Region	457	220	0	3	6	0	46	0
Ajax	195	106	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	42	4	0	0	6	0	0	0
Oshawa	63	62	0	3	0	0	46	0
Pickering	25	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	132	34	0	0	0	0	0	0
Remainder of Toronto CMA	26	42	0	0	0	58	0	0
Bradford West Gwillimbury	23	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	36	0	0	0	58	0	0
Toronto CMA	2,585	2,027	12	0	13,015	10,532	876	1,279
Oshawa CMA	237	100	0	3	6	0	46	0
Greater Toronto Area (GTA)	2,822	2,184	12	3	13,021	10,718	922	1,329

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total ^a	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Toronto City	41	138	1,868	1,205	46	311	1,955	1,654
Toronto	18	32	764	1,205	46	155	828	1,392
East York	4	4	0	0	0	0	4	4
Etobicoke	1	12	443	0	0	0	444	12
North York	12	65	661	0	0	156	673	221
Scarborough	5	22	0	0	0	0	5	22
York	1	3	0	0	0	0	1	3
York Region	577	718	0	559	0	0	577	1,277
Aurora	7	45	0	0	0	0	7	45
East Gwillimbury	43	27	0	0	0	0	43	27
Georgina Township	21	38	0	0	0	0	21	38
King Township	33	20	0	0	0	0	33	20
Markham	53	37	0	0	0	0	53	37
Newmarket	16	22	0	0	0	0	16	22
Richmond Hill	114	149	0	4	0	0	114	153
Vaughan	191	313	0	538	0	0	191	851
Whitchurch-Stouffville	99	67	0	17	0	0	99	84
Peel Region	328	187	16	249	0	200	344	636
Brampton	285	64	16	226	0	200	301	490
Caledon	21	55	0	10	0	0	21	65
Mississauga	22	68	0	13	0	0	22	81
Halton Region	223	200	7	29	0	0	230	229
Burlington	27	51	0	6	0	0	27	57
Halton Hills	13	11	0	0	0	0	13	11
Milton	175	128	0	0	0	0	175	128
Oakville	8	10	7	23	0	0	15	33
Durham Region	185	212	20	0	0	0	213	212
Ajax	29	60	7	0	0	0	36	60
Brock	1	30	0	0	0	0	1	30
Clarington	54	34	0	0	0	0	54	34
Oshawa	57	50	8	0	0	0	65	50
Pickering	4	13	0	0	0	0	4	13
Scugog	0	1	0	0	0	0	0	1
Uxbridge	2	0	0	0	0	0	2	0
Whitby	38	24	13	0	0	0	51	24
Remainder of Toronto CMA	25	77	4	1	0	0	29	78
Bradford West Gwillimbury	9	39	0	0	0	0	9	39
Town of Mono	0	7	2	1	0	0	2	8
New Tecumseth	15	3	2	0	0	0	17	3
Orangeville	1	20	0	0	0	0	1	28
Toronto CMA	1,202	1,342	1,902	2,037	46	511	3,150	3,890
Oshawa CMA	149	108	21	0	0	0	170	108
Greater Toronto Area (GTA)	1,354	1,455	1,919	2,042	46	511	3,319	4,008

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	670	877	11,027	7,546	772	731	12,499	9,154
Toronto	143	137	5,543	5,969	396	575	6,111	6,681
East York	27	44	0	198	44	0	71	242
Etobicoke	106	81	954	127	0	0	1,060	208
North York	189	369	2,007	1,128	332	156	2,528	1,653
Scarborough	191	196	2,523	124	0	0	2,714	320
York	14	50	0	0	0	0	14	50
York Region	3,611	4,682	1,028	2,000	37	120	4,676	6,802
Aurora	104	290	153	0	0	0	257	290
East Gwillimbury	101	113	0	0	0	0	101	113
Georgina Township	82	84	0	0	0	0	82	84
King Township	149	74	0	0	0	0	149	74
Markham	650	608	744	822	0	120	1,394	1,550
Newmarket	109	296	0	0	0	0	109	296
Richmond Hill	631	626	60	472	25	0	716	1,098
Vaughan	1,367	2,045	71	539	0	0	1,438	2,584
Whitchurch-Stouffville	418	546	0	167	12	0	430	713
Peel Region	2,321	1,368	1,473	1,376	26	424	3,820	3,168
Brampton	1,869	661	345	724	26	230	2,240	1,615
Caledon	167	178	6	10	0	0	173	188
Mississauga	285	529	1,122	642	0	194	1,407	1,365
Halton Region	1,479	1,784	194	526	53	82	1,726	2,392
Burlington	296	321	10	305	0	82	306	708
Halton Hills	61	57	0	9	53	0	114	66
Milton	870	1,144	56	154	0	0	926	1,298
Oakville	252	262	128	58	0	0	380	320
Durham Region	1,424	1,458	130	57	46	3	1,600	1,518
Ajax	360	429	7	0	0	0	367	429
Brock	5	50	0	0	0	0	5	50
Clarington	311	266	27	0	0	0	338	266
Oshawa	314	329	63	32	46	3	423	364
Pickering	48	47	0	0	0	0	48	47
Scugog	7	9	0	0	0	0	7	9
Uxbridge	17	16	0	6	0	0	17	22
Whitby	362	312	33	19	0	0	395	331
Remainder of Toronto CMA	416	404	36	103	0	0	452	507
Bradford West Gwillimbury	351	189	0	0	0	0	351	189
Town of Mono	12	24	9	10	0	0	21	34
New Tecumseth	31	65	27	35	0	0	58	100
Orangeville	22	126	0	58	0	0	22	184
Toronto CMA	8,626	9,286	13,755	11,252	888	1,275	23,298	21,813
Oshawa CMA	907	907	123	51	46	3	1,156	961
Greater Toronto Area (GTA)	9,505	10,169	13,852	11,505	934	1,360	24,320	23,034

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

August 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2011	2	6.5	2	6.5	1	3.2	5	16.1	21	67.7	31	895,000	989,628
August 2010	5	6.8	0	0.0	1	1.4	17	23.0	51	68.9	74	1,155,900	1,305,207
Year-to-date 2011	52	11.0	10	2.1	8	1.7	82	17.4	320	67.8	472	1,050,250	1,245,266
Year-to-date 2010	22	4.1	10	1.9	42	7.8	99	18.5	363	67.7	536	910,000	1,198,547
Toronto													
August 2011	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	995,000	1,227,545
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	1	1.2	0	0.0	0	0.0	9	10.6	75	88.2	85	1,365,000	1,748,146
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	1,299,500	1,512,838
East York													
August 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	1	3.8	4	15.4	21	80.8	26	1,042,000	1,128,712
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	9.1	20	90.9	22	1,024,500	1,072,495
Etobicoke													
August 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	2,100,000	2,008,023
Year-to-date 2011	0	0.0	0	0.0	0	0.0	14	26.9	38	73.1	52	1,450,400	1,418,226
Year-to-date 2010	2	2.7	0	0.0	0	0.0	6	8.1	66	89.2	74	1,437,400	1,585,484
North York													
August 2011	1	8.3	0	0.0	1	8.3	0	0.0	10	83.3	12	900,000	980,600
August 2010	0	0.0	0	0.0	0	0.0	3	9.7	28	90.3	31	1,479,000	1,465,702
Year-to-date 2011	3	1.6	0	0.0	2	1.1	10	5.3	172	92.0	187	1,229,000	1,430,777
Year-to-date 2010	1	0.4	0	0.0	2	0.8	13	5.4	224	93.3	240	1,317,450	1,465,340
Scarborough													
August 2011	1	25.0	2	50.0	0	0.0	1	25.0	0	0.0	4	--	--
August 2010	5	25.0	0	0.0	1	5.0	13	65.0	1	5.0	20	513,990	509,064
Year-to-date 2011	48	43.6	10	9.1	5	4.5	38	34.5	9	8.2	110	442,400	517,865
Year-to-date 2010	18	12.3	10	6.8	40	27.4	72	49.3	6	4.1	146	500,990	518,453
York													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	58.3	5	41.7	12	689,750	963,222
Year-to-date 2010	1	10.0	0	0.0	0	0.0	4	40.0	5	50.0	10	739,500	755,990

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

August 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2011	28	7.3	47	12.3	54	14.1	203	53.1	50	13.1	382	559,945	592,526
August 2010	38	7.9	52	10.8	55	11.4	267	55.4	70	14.5	482	572,490	598,861
Year-to-date 2011	121	4.6	224	8.5	286	10.9	1,647	62.5	357	13.5	2,635	589,900	619,940
Year-to-date 2010	319	8.9	565	15.8	471	13.1	1,962	54.8	266	7.4	3,583	546,990	561,245
Aurora													
August 2011	0	0.0	2	28.6	0	0.0	1	14.3	4	57.1	7	--	--
August 2010	0	0.0	2	4.9	6	14.6	32	78.0	1	2.4	41	560,990	559,454
Year-to-date 2011	1	1.0	5	4.9	5	4.9	64	62.7	27	26.5	102	614,900	717,103
Year-to-date 2010	1	0.5	15	7.2	33	15.8	128	61.2	32	15.3	209	568,990	620,858
East Gwillimbury													
August 2011	7	31.8	13	59.1	1	4.5	1	4.5	0	0.0	22	422,490	428,263
August 2010	5	45.5	6	54.5	0	0.0	0	0.0	0	0.0	11	414,900	405,916
Year-to-date 2011	12	19.7	27	44.3	9	14.8	12	19.7	1	1.6	61	435,990	464,889
Year-to-date 2010	22	56.4	15	38.5	0	0.0	0	0.0	2	5.1	39	399,990	428,704
Georgina Township													
August 2011	10	66.7	1	6.7	0	0.0	1	6.7	3	20.0	15	349,990	475,523
August 2010	13	100.0	0	0.0	0	0.0	0	0.0	0	0.0	13	329,900	328,368
Year-to-date 2011	48	73.8	4	6.2	1	1.5	4	6.2	8	12.3	65	329,990	416,005
Year-to-date 2010	49	83.1	0	0.0	1	1.7	4	6.8	5	8.5	59	310,900	399,277
King Township													
August 2011	2	14.3	1	7.1	4	28.6	6	42.9	1	7.1	14	503,490	547,478
August 2010	8	44.4	10	55.6	0	0.0	0	0.0	0	0.0	18	407,990	399,101
Year-to-date 2011	13	11.9	3	2.8	15	13.8	46	42.2	32	29.4	109	693,990	645,713
Year-to-date 2010	16	28.1	28	49.1	5	8.8	6	10.5	2	3.5	57	407,990	461,324
Markham													
August 2011	0	0.0	4	17.4	5	21.7	8	34.8	6	26.1	23	539,990	665,183
August 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2011	6	1.6	37	10.1	89	24.3	194	52.9	41	11.2	367	561,990	597,316
Year-to-date 2010	7	1.7	50	12.1	79	19.1	263	63.5	15	3.6	414	542,945	557,944
Newmarket													
August 2011	0	0.0	6	37.5	4	25.0	6	37.5	0	0.0	16	488,900	488,430
August 2010	1	5.3	8	42.1	4	21.1	6	31.6	0	0.0	19	463,990	487,302
Year-to-date 2011	8	7.6	37	35.2	13	12.4	46	43.8	1	1.0	105	488,900	496,889
Year-to-date 2010	59	29.2	64	31.7	34	16.8	43	21.3	2	1.0	202	436,495	454,531
Richmond Hill													
August 2011	0	0.0	0	0.0	5	5.5	75	82.4	11	12.1	91	636,900	650,693
August 2010	0	0.0	2	3.0	9	13.4	49	73.1	7	10.4	67	572,990	595,929
Year-to-date 2011	1	0.2	34	6.4	26	4.9	409	76.4	65	12.1	535	635,900	651,233
Year-to-date 2010	38	7.8	80	16.3	51	10.4	283	57.8	38	7.8	490	534,945	559,908
Vaughan													
August 2011	0	0.0	5	3.6	29	21.0	79	57.2	25	18.1	138	608,490	626,162
August 2010	0	0.0	8	3.2	9	3.6	172	68.8	61	24.4	250	623,445	686,163
Year-to-date 2011	1	0.1	34	3.3	74	7.3	734	72.1	175	17.2	1,018	612,990	661,774
Year-to-date 2010	17	1.0	170	10.0	157	9.2	1,197	70.1	166	9.7	1,707	596,900	608,766
Whitchurch-Stouffville													
August 2011	9	16.1	15	26.8	6	10.7	26	46.4	0	0.0	56	482,990	477,080
August 2010	11	18.6	16	27.1	27	45.8	5	8.5	0	0.0	59	454,918	447,190
Year-to-date 2011	31	11.4	43	15.8	54	19.8	138	50.5	7	2.6	273	505,990	516,965
Year-to-date 2010	110	27.1	143	35.2	111	27.3	38	9.4	4	1.0	406	429,990	439,128

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2011	39	19.2	42	20.7	27	13.3	84	41.4	11	5.4	203	485,900	520,877
August 2010	7	5.2	20	14.8	36	26.7	56	41.5	16	11.9	135	517,900	593,031
Year-to-date 2011	239	15.9	213	14.2	200	13.3	721	47.9	132	8.8	1,505	533,900	558,171
Year-to-date 2010	116	13.5	150	17.4	208	24.1	294	34.1	94	10.9	862	486,400	557,408
Brampton													
August 2011	39	21.9	41	23.0	24	13.5	72	40.4	2	1.1	178	463,900	497,409
August 2010	7	9.6	14	19.2	12	16.4	38	52.1	2	2.7	73	517,900	533,271
Year-to-date 2011	239	18.9	206	16.3	170	13.4	612	48.4	38	3.0	1,265	505,900	517,279
Year-to-date 2010	116	20.7	131	23.4	132	23.5	174	31.0	8	1.4	561	463,900	477,886
Caledon													
August 2011	0	0.0	1	11.1	2	22.2	4	44.4	2	22.2	9	--	--
August 2010	0	0.0	6	25.0	11	45.8	5	20.8	2	8.3	24	489,945	566,881
Year-to-date 2011	0	0.0	6	5.9	26	25.7	53	52.5	16	15.8	101	550,000	611,997
Year-to-date 2010	0	0.0	17	15.0	36	31.9	52	46.0	8	7.1	113	513,900	569,562
Mississauga													
August 2011	0	0.0	0	0.0	1	6.3	8	50.0	7	43.8	16	617,950	727,469
August 2010	0	0.0	0	0.0	13	34.2	13	34.2	12	31.6	38	563,400	724,350
Year-to-date 2011	0	0.0	1	0.7	4	2.9	56	40.3	78	56.1	139	769,900	891,204
Year-to-date 2010	0	0.0	2	1.1	40	21.3	68	36.2	78	41.5	188	589,900	787,400
Halton Region													
August 2011	12	11.0	48	44.0	16	14.7	16	14.7	17	15.6	109	445,990	664,660
August 2010	23	16.8	49	35.8	29	21.2	27	19.7	9	6.6	137	445,000	525,238
Year-to-date 2011	81	9.8	195	23.5	188	22.7	204	24.6	161	19.4	829	490,900	790,123
Year-to-date 2010	235	18.8	444	35.6	242	19.4	241	19.3	86	6.9	1,248	440,900	548,710
Burlington													
August 2011	2	10.5	6	31.6	7	36.8	2	10.5	2	10.5	19	452,990	666,570
August 2010	3	15.0	4	20.0	8	40.0	2	10.0	3	15.0	20	459,490	718,495
Year-to-date 2011	8	4.5	29	16.5	56	31.8	54	30.7	29	16.5	176	499,990	822,298
Year-to-date 2010	6	3.9	50	32.5	59	38.3	29	18.8	10	6.5	154	453,990	596,668
Halton Hills													
August 2011	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	789,000	1,002,492
August 2010	0	0.0	0	0.0	1	9.1	9	81.8	1	9.1	11	615,990	641,175
Year-to-date 2011	0	0.0	3	5.7	5	9.4	11	20.8	34	64.2	53	850,000	1,054,576
Year-to-date 2010	1	2.0	2	4.1	3	6.1	27	55.1	16	32.7	49	650,000	686,112
Milton													
August 2011	10	14.1	42	59.2	9	12.7	10	14.1	0	0.0	71	434,990	447,193
August 2010	20	20.0	45	45.0	20	20.0	15	15.0	0	0.0	100	430,900	442,761
Year-to-date 2011	72	16.4	161	36.6	125	28.4	79	18.0	3	0.7	440	440,900	464,402
Year-to-date 2010	228	26.3	392	45.3	169	19.5	72	8.3	5	0.6	866	420,900	433,757
Oakville													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
August 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2011	1	0.6	2	1.3	2	1.3	60	37.5	95	59.4	160	899,945	1,562,861
Year-to-date 2010	0	0.0	0	0.0	11	6.1	113	63.1	55	30.7	179	649,990	1,025,978

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

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	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2011	90	57.3	16	10.2	18	11.5	28	17.8	5	3.2	157	369,900	414,819
August 2010	88	55.7	15	9.5	13	8.2	33	20.9	9	5.7	158	388,945	437,857
Year-to-date 2011	596	58.7	113	11.1	120	11.8	168	16.5	19	1.9	1,016	364,990	405,229
Year-to-date 2010	607	50.0	128	10.6	157	12.9	297	24.5	24	2.0	1,213	399,990	428,753
Ajax													
August 2011	0	0.0	1	11.1	2	22.2	6	66.7	0	0.0	9	--	--
August 2010	13	31.0	3	7.1	7	16.7	19	45.2	0	0.0	42	494,950	481,921
Year-to-date 2011	9	6.7	24	17.8	37	27.4	63	46.7	2	1.5	135	499,900	531,928
Year-to-date 2010	69	23.0	13	4.3	51	17.0	166	55.3	1	0.3	300	514,270	495,071
Brock													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2011	42	75.0	5	8.9	5	8.9	3	5.4	1	1.8	56	338,945	364,811
August 2010	26	78.8	4	12.1	0	0.0	1	3.0	2	6.1	33	329,990	389,956
Year-to-date 2011	222	76.6	24	8.3	20	6.9	20	6.9	4	1.4	290	339,990	361,306
Year-to-date 2010	218	83.8	21	8.1	6	2.3	9	3.5	6	2.3	260	329,900	355,873
Oshawa													
August 2011	31	57.4	8	14.8	6	11.1	9	16.7	0	0.0	54	367,445	389,370
August 2010	38	79.2	4	8.3	3	6.3	3	6.3	0	0.0	48	352,490	360,445
Year-to-date 2011	206	68.4	35	11.6	29	9.6	31	10.3	0	0.0	301	347,990	367,282
Year-to-date 2010	214	71.1	38	12.6	23	7.6	26	8.6	0	0.0	301	351,990	362,781
Pickering													
August 2011	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
August 2010	0	0.0	0	0.0	2	15.4	6	46.2	5	38.5	13	666,660	684,173
Year-to-date 2011	0	0.0	0	0.0	0	0.0	18	78.3	5	21.7	23	629,990	694,364
Year-to-date 2010	0	0.0	0	0.0	2	5.1	30	76.9	7	17.9	39	629,900	657,780
Scugog													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	5	29.4	3	17.6	2	11.8	5	29.4	2	11.8	17	491,100	522,519
Year-to-date 2010	1	6.3	4	25.0	4	25.0	5	31.3	2	12.5	16	488,880	598,556
Whitby													
August 2011	15	46.9	2	6.3	5	15.6	9	28.1	1	3.1	32	433,990	463,966
August 2010	11	50.0	4	18.2	1	4.5	4	18.2	2	9.1	22	401,900	448,931
Year-to-date 2011	154	61.6	27	10.8	32	12.8	31	12.4	6	2.4	250	351,240	398,873
Year-to-date 2010	105	35.4	52	17.5	71	23.9	61	20.5	8	2.7	297	443,990	453,206

Source: CMHC (Market Absorption Survey)

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	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2011	18	62.1	7	24.1	1	3.4	1	3.4	2	6.9	29	363,990	415,288
August 2010	48	78.7	7	11.5	1	1.6	5	8.2	0	0.0	61	345,900	372,386
Year-to-date 2011	158	42.4	126	33.8	50	13.4	32	8.6	7	1.9	373	410,990	425,662
Year-to-date 2010	306	87.2	20	5.7	9	2.6	15	4.3	1	0.3	351	339,990	352,169
Bradford West Gwillimbury													
August 2011	2	22.2	5	55.6	1	11.1	0	0.0	1	11.1	9	--	--
August 2010	28	80.0	6	17.1	1	2.9	0	0.0	0	0.0	35	329,900	346,108
Year-to-date 2011	97	33.9	118	41.3	48	16.8	21	7.3	2	0.7	286	419,990	428,695
Year-to-date 2010	147	90.2	15	9.2	1	0.6	0	0.0	0	0.0	163	344,990	347,072
Town of Mono													
August 2011	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
August 2010	3	37.5	0	0.0	0	0.0	5	62.5	0	0.0	8	--	--
Year-to-date 2011	5	23.8	3	14.3	1	4.8	8	38.1	4	19.0	21	604,900	575,014
Year-to-date 2010	12	31.6	2	5.3	8	21.1	15	39.5	1	2.6	38	477,450	498,012
New Tecumseth													
August 2011	15	88.2	0	0.0	0	0.0	1	5.9	1	5.9	17	349,990	395,049
August 2010	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	41	85.4	2	4.2	1	2.1	3	6.3	1	2.1	48	333,945	361,924
Year-to-date 2010	85	98.8	1	1.2	0	0.0	0	0.0	0	0.0	86	294,990	295,592
Orangeville													
August 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2010	15	100.0	0	0.0	0	0.0	0	0.0	0	0.0	15	360,900	349,937
Year-to-date 2011	15	83.3	3	16.7	0	0.0	0	0.0	0	0.0	18	379,400	373,185
Year-to-date 2010	62	96.9	2	3.1	0	0.0	0	0.0	0	0.0	64	359,900	354,582
Toronto CMA													
August 2011	99	13.2	141	18.8	94	12.5	314	41.9	102	13.6	750	525,445	591,216
August 2010	131	14.2	127	13.7	123	13.3	395	42.7	148	16.0	924	544,195	622,006
Year-to-date 2011	657	11.3	766	13.2	715	12.3	2,718	46.8	957	16.5	5,813	559,990	658,365
Year-to-date 2010	1,062	15.7	1,156	17.0	970	14.3	2,783	41.0	810	11.9	6,781	514,900	594,914
Oshawa CMA													
August 2011	88	62.0	15	10.6	16	11.3	21	14.8	2	1.4	142	364,990	396,495
August 2010	75	72.8	12	11.7	4	3.9	8	7.8	4	3.9	103	360,490	388,800
Year-to-date 2011	582	69.2	86	10.2	81	9.6	82	9.8	10	1.2	841	345,900	374,612
Year-to-date 2010	537	62.6	111	12.9	100	11.7	96	11.2	14	1.6	858	368,110	391,989
Greater Toronto Area													
August 2011	171	19.4	155	17.6	116	13.2	336	38.1	104	11.8	882	499,435	567,274
August 2010	161	16.3	136	13.8	134	13.6	400	40.6	155	15.7	986	531,045	615,045
Year-to-date 2011	1,089	16.9	755	11.7	802	12.4	2,822	43.7	989	15.3	6,457	541,900	639,318
Year-to-date 2010	1,299	17.5	1,297	17.4	1,120	15.0	2,893	38.9	833	11.2	7,442	500,000	583,000

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2011

Submarket	Aug 2011	Aug 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	989,628	1,305,207	-24.2	1,245,266	1,198,547	3.9
Toronto	1,227,545	--	n/a	1,748,146	1,512,838	15.6
East York	--	--	n/a	1,128,712	1,072,495	5.2
Etobicoke	--	2,008,023	n/a	1,418,226	1,585,484	-10.5
North York	980,600	1,465,702	-33.1	1,430,777	1,465,340	-2.4
Scarborough	--	509,064	n/a	517,865	518,453	-0.1
York	--	--	n/a	963,222	755,990	27.4
York Region	592,526	598,861	-1.1	619,940	561,245	10.5
Aurora	--	559,454	n/a	717,103	620,858	15.5
East Gwillimbury	428,263	405,916	5.5	464,889	428,704	8.4
Georgina Township	475,523	328,368	44.8	416,005	399,277	4.2
King Township	547,478	399,101	37.2	645,713	461,324	40.0
Markham	665,183	--	n/a	597,316	557,944	7.1
Newmarket	488,430	487,302	0.2	496,889	454,531	9.3
Richmond Hill	650,693	595,929	9.2	651,233	559,908	16.3
Vaughan	626,162	686,163	-8.7	661,774	608,766	8.7
Whitchurch-Stouffville	477,080	447,190	6.7	516,965	439,128	17.7
Peel Region	520,877	593,031	-12.2	558,171	557,408	0.1
Brampton	497,409	533,271	-6.7	517,279	477,886	8.2
Caledon	--	566,881	n/a	611,997	569,562	7.5
Mississauga	727,469	724,350	0.4	891,204	787,400	13.2
Halton Region	664,660	525,238	26.5	790,123	548,710	44.0
Burlington	666,570	718,495	-7.2	822,298	596,668	37.8
Halton Hills	1,002,492	641,175	56.4	1,054,576	686,112	53.7
Milton	447,193	442,761	1.0	464,402	433,757	7.1
Oakville	--	--	n/a	1,562,861	1,025,978	52.3
Durham Region	414,819	437,857	-5.3	405,229	428,753	-5.5
Ajax	--	481,921	n/a	531,928	495,071	7.4
Brock	--	--	n/a	--	--	n/a
Clarington	364,811	389,956	-6.4	361,306	355,873	1.5
Oshawa	389,370	360,445	8.0	367,282	362,781	1.2
Pickering	--	684,173	n/a	694,364	657,780	5.6
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	522,519	598,556	-12.7
Whitby	463,966	448,931	3.3	398,873	453,206	-12.0
Remainder of Toronto CMA	415,288	372,386	11.5	425,662	352,169	20.9
Bradford West Gwillimbury	--	346,108	n/a	428,695	347,072	23.5
Town of Mono	--	--	n/a	575,014	498,012	15.5
New Tecumseth	395,049	--	n/a	361,924	295,592	22.4
Orangeville	--	349,937	n/a	373,185	354,582	5.2
Toronto CMA	591,216	622,006	-5.0	658,365	594,914	10.7
Oshawa CMA	396,495	388,800	2.0	374,612	391,989	-4.4
Greater Toronto Area (GTA)	567,274	615,045	-7.8	639,318	583,004	9.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
August 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,658	15,315	11,534	66.4	456,147	4.9	457,372
	April	9,040	-17.0	7,353	14,495	11,606	63.4	477,406	9.1	466,975
	May	10,045	6.1	7,531	16,076	11,764	64.0	485,520	8.7	469,281
	June	10,234	21.4	7,457	14,855	12,180	61.2	476,386	9.5	465,684
	July	7,922	20.6	7,413	12,508	12,683	58.4	459,122	9.2	469,721
	August	7,542	21.0	7,571	12,509	12,853	58.9	451,663	9.9	472,574
	September									
	October									
	November									
	December									
	Q2 2010	28,799	0.5		54,711			439,802	11.1	
	Q2 2011	29,319	1.8		45,426			479,830	9.1	
	YTD 2010	64,312	7.9		117,730			430,881	11.5	
	YTD 2011	64,650	0.5		106,319			464,620	7.8	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	532	52.0	839	1,120	1,171	71.6	289,195	12.5	295,584
	February	819	61.9	928	1,481	1,515	61.2	286,635	8.6	290,185
	March	1,111	60.1	941	2,019	1,556	60.5	306,171	16.0	306,537
	April	1,184	40.5	954	2,052	1,582	60.3	304,451	12.9	299,845
	May	1,027	0.1	758	1,879	1,437	52.8	301,568	8.2	295,966
	June	920	-17.5	693	1,614	1,374	50.4	304,278	8.0	296,353
	July	708	-31.5	615	1,198	1,277	48.2	295,445	3.6	290,665
	August	661	-24.5	658	1,206	1,295	50.8	312,692	12.3	316,024
	September	707	-14.3	737	1,390	1,301	56.7	296,395	5.0	297,752
	October	688	-19.8	734	1,088	1,173	62.6	302,490	4.7	301,826
	November	661	-4.9	834	974	1,311	63.6	295,698	3.2	297,673
	December	461	-9.1	859	471	1,241	69.2	294,305	2.6	300,930
2011	January	505	-5.1	802	1,074	1,130	71.0	302,326	4.5	308,783
	February	652	-20.4	743	1,248	1,272	58.4	302,068	5.4	306,332
	March	981	-11.7	824	1,666	1,277	64.5	301,668	-1.5	302,448
	April	949	-19.8	765	1,601	1,234	62.0	321,042	5.4	315,658
	May	1,040	1.3	769	1,728	1,325	58.0	316,057	4.8	310,328
	June	1,046	13.7	784	1,587	1,344	58.4	322,947	6.1	314,663
	July	849	19.9	739	1,250	1,340	55.1	324,983	10.0	319,321
	August	764	15.6	765	1,305	1,405	54.4	310,852	-0.6	314,363
	September									
	October									
	November									
	December									
	Q2 2010	3,131	4.9		5,545			303,454	9.5	
	Q2 2011	3,035	-3.1		4,916			319,991	5.4	
	YTD 2010	6,962	8.1		12,569			300,882	9.4	
	YTD 2011	6,786	-2.5		11,459			313,901	4.3	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA

August 2011

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	854
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	858
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	859
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	862
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	861
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	865
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	873
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	883
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,960	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,954	8.5	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,958	8.6	67.9	896
	June	604	3.50	5.39	111.2	120.2	2,973	8.4	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,969	8.3	67.7	887
	August	604	3.50	5.39		120.5	2,966	8.1	67.4	884
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

August 2011

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	890
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	876
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	874
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	869
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	877
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	873
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	871
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	877
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	875
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	872
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34	108.7	119.4	187.2	8.9	68.0	893
	April	621	3.70	5.69	109.3	119.8	185.0	9.9	68.0	889
	May	616	3.70	5.59	110.3	120.8	186.7	10.1	68.6	879
	June	604	3.50	5.39	111.2	120.2	190.8	9.7	69.6	878
	July	604	3.50	5.39	111.7	120.4	194.8	8.4	70.0	884
	August	604	3.50	5.39		120.5	196.9	7.6	70.0	887
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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